

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
May 25, 2017

Case #2764: Application of Jacqueline Zapon of 93 Kerrigan Street, Long Beach, NY and Summit Development & Management Corp. of 34 Shore Park Road, Great Neck, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.12(b) Height; 9-105.12(c) Lot Area; 9-105.12(d) Building Area; 9-105.12(f) Side Yard for construction of a new 4 story multiple dwelling at 70 Roosevelt Boulevard, Long Beach, NY also known as Section 59, Block 205, Lot 5 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2825: Application of Kevin O'Connell of 518 West Fulton Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(C) Front Yard; 9-105.3(D) Side Yard to elevate the existing house at 518 West Fulton Street, Long Beach, NY also known as Section 59, Block 20, Lot 132 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2844: Application of Timothy Salter of 65 Delaware Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(C) Front Yard for a new FEMA compliant house at 65 Delaware Avenue, Long Beach, NY also known as Section 59, Block 237, Lot 47 on the Nassau County Land and Tax Map.

**DECISION: GRANTED, as Amended**

Case #2845: Application of Toni Lehr of 629 East Pine Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(C) Front Yard to elevate the existing house at 629 East Pine Street, Long Beach, NY also known as Section 59, Block 179, Lot 22 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2847: Application of Vincent Piccolino of 88 Arizona Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard; 9-105.5(D) Side Yard to elevate the existing house at 88 Arizona Avenue, Long Beach, NY also known as Section 59, Block 240, Lot 10 on the Nassau County Land and Tax Map.

**DECISION: GRANTED, as Amended**

Case #2853: Application of Kenneth & Jean Moore of 23 Wisconsin Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(E) Rear Yard to elevate the existing house at 23 Wisconsin Street, Long Beach, NY also known as Section 59, Block 256, Lot 32 on the Nassau County Land and Tax Map.

**APPLICATION WITHDRAWN**

Case #2855: Application of Suzan Grubman of 127 Pacific Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(B) Height; 9-105.6(D) Side Yard to elevate the existing house at 127 Pacific Boulevard, Long Beach, NY also known as Section 59, Block 196, Lot 36 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2857: Application of Anthony Ponte, Austin Rosenthal and 93 Indiana Ave LLC of 1233 Beech Street, House #16, Atlantic Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(m) Subdivision for subdividing 2 parcels of land to be used to construct two single family residences at 47 Arizona Avenue, Long Beach, NY also known as Section 59, Block 261, Lots 19 & 20 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #2859: Application of Patrick & Ann Pope of 46 Armour Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(D) Side Yard to elevate the existing house at 46 Armour Street, Long Beach, NY also known as Section 59, Block 216, Lot 4 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2861: Application of Elisa Gordon of 145 East Broadway, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(G) Accessory Building to elevate the existing rear yard accessory structure at 212 East Fulton Street, Long Beach, NY also known as Section 59, Block 121, Lot 111 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2862: Application of James Lorenzen & Laura Sventoraitis of 58 Dalton Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(D) Side Yard to elevate the existing house at 58 Dalton Street, Long Beach, NY also known as Section 59, Block 182, Lot 49 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2863: Application of J. Miro Realty LLC & Carlos Guzman of 176-11 Henley Road, Jamaica Estates, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.3(A)(2) Mixed Uses; 9-113 Off Street Parking for apartments above a deli at 148 East Park Avenue, Long Beach, NY also known as Section 59, Block 110, Lot 19 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2864: Application of Kerry Ennis of 66 Nevada Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard to extend the front deck at 66 Nevada Avenue, Long Beach, NY also known as Section 58, Block 114, Lot 20 on the Nassau County Land and Tax Map.

**DECISION: GRANTED, as Amended**

Case #2866: Application of Anthony Rector & Blue Claw Designs LLC of 115 Connecticut Avenue, Long Beach, NY for an Appeal from Administrative Decision pursuant to General City Law Section 81-b(2), in this case the Building Commissioner letter denying an application to maintain the existing 3 family house at 129 West Fulton Street, Long Beach, NY also known as Section 59, Block 278, Lot 12 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2867: Application of Sean O'Toole of 85 Curley Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(D) Side Yard to elevate the existing house at 85 Curley Street, Long Beach, NY also known as Section 59, Block 210, Lot 31 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2868: Application of Daniel Engelson of 30 Kirkwood Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height for a second story addition at 30 Kirkwood Street, Long Beach, NY also known as Section 59, Block 223, Lot 11 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2869: Application of Larry Spalter of 31 Rochester Avenue, East Atlantic Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard to elevate the existing house at 27 New Hampshire Street, Long Beach, NY also known as Section 59, Block 252, Lot 30 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2870: Application of Brooke Dairman of 28 Kentucky Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for new off street parking in the front yard at 28 Kentucky Street, Long Beach, NY also known as Section 58, Block 107, Lot 14 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2871: Application of Claudette Kraus of 65 Oregon Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(E) Rear Yard to elevate the existing house at 65 Oregon Street, Long Beach, NY also known as Section 59, Block 238, Lot 47 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2872: Application of Anne Lohrberg of 103 Delaware Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height to elevate the existing house at 103 Delaware Avenue, Long Beach, NY also known as Section 59, Block 237, Lot 28 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2873: Application of Lori Kisacky and Helen Thorne of 80 Georgia Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(D) Side Yard to elevate the existing house at 80 Georgia Avenue, Long Beach, NY also known as Section 58, Block 94, Lot 14 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2874: Application of Michael O'Sullivan of 26 Georgia Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height to elevate the existing house at 26 Georgia Avenue, Long Beach, NY also known as Section 58, Block 106, Lot 15 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2875: Application of John McGarvey of 22 Louisiana Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(E) Front Yard for a new front deck at 22 Louisiana Street, Long Beach, NY also known as Section 58, Block 88, Lot 9 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2876: Application of Mark Haltrecht & Meredith Carson of 310 Lincoln Boulevard, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(B) Height; 9-105.2(C) Front Yard to elevate the existing house at 310 Lincoln Boulevard, Long Beach, NY also known as Section 59, Block 155, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2877: Application of Robert Arroyo of 369 East Pine Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(C) Front Yard; 9-105.7(D) Side Yard to elevate the existing house at 369 East Pine Street, Long Beach, NY also known as Section 59, Block 134, Lot 71 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2878: Application of Todd Yovino of 3830 Greentree Drive, Oceanside, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height for a new 3 story house at 59 Nebraska Street, Long Beach, NY also known as Section 59, Block 240, Lot 50 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2879: Application of Larry Gaissert of 1213 West Park Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.9(B) Height to elevate the existing 2 family residence at 1213 West Park Avenue, Long Beach, NY also known as Section 58, Block 133, Lot 264 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: May 25, 2017  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman